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4985 Bunker Hill Road Cookeville, TN. 38506

RESTRICTIONS FOR REBECCA PLACE SUBDIVISION (FOURTH PHASE) ✓

The sale of lots 73-103 in Rebecca Place Subdivision (fourth Phase), the Plat of which is of record in Plat Cabinet D, Slide 20 in the Register's Office of Putnam County, Tennessee, shall be made subject to the following restrictions which shall be deemed permanent covenants running with the land. (These restrictions apply only to the lots as specified above and do not necessarily apply to additions to Rebecca Place or to adjacent lands owned by R. Noel and Rebecca Tolbert.)

1. All lots shall be used for single-family residential purposes only.
2. No poultry, livestock, or other animals shall be permitted on any lot at any time other than household pets. Household pets must be confined within the owners' lot boundaries and where they present a nuisance to the neighborhood (such as dogs that appear aggressive or that bark excessively), shall be kept in the dwelling interior.
3. No horse trailers, off-road vehicles, boats, RV, motor or mobile homes of any type, nor large trucks (exceeding two axles or 1 ton) shall be permitted to be stored or parked on any lot (other than in garage) or on any street within the subdivision, except as such trucks may relate to on-going construction of dwellings or infrastructure in the subdivision.
4. One-story residences shall contain not less than 1800 square feet and two story or split-level residences shall contain not less than 2200 square feet. All square footage requirements are exclusive of garages, basements (including walkout basements), porches, terraces and carports. A two car attached garage is required unless the basic square footage requirement for one and two story residences is increased to 2000 and 2400 respectively.
5. The exterior of all dwellings shall be constructed of a minimum of seventy percent (70%) brick or stone. All residential exterior materials must be approved for use by the Southern Building Code and all materials and workmanship shall meet the minimum requirements of the Federal Housing Authority. All residential dwellings shall have a continuous foundation and all concrete block that would be visible in the construction of the foundation or in any other building, retaining wall, or structure shall be faced with brick or stone.
6. Each dwelling shall be constructed such that garage doors shall not face the street. This restriction can be waived by the Declarants where this restriction creates a hardship for specific lot situations such as corner lots and lots with greater topographical relief. The waiving of this restriction is to the sole discretion of the Declarants and must be obtained in writing by the lot owner prior to beginning construction.
7. All driveways and parking areas on lots shall be paved prior to occupancy of residence.
8. Only one detached building of any type shall be permitted on any lot. Any such building shall be constructed using quality workmanship with exterior materials of a similar type to that of the main dwelling. Unpainted galvanized metal or aluminum is specifically prohibited.
9. Vegetable gardens are permitted on lots. However, no such garden shall be closer to the fronting street than the rear building line of the dwelling on the lot.
10. Fencing is not permitted in front yards and shall not extend beyond the front building line of the dwelling on the lot except on corner lots where a wood or vinyl type fencing would be permitted along the road frontage to the side of the house. Chain link fencing or other wire fencing shall not exceed forty-eight inches in height.
11. All buildings on any lot must be located away from streets at distances at least equal to the setback lines shown on the recorded plat. The setback distance for side and back property lines that do not abut streets is 10 feet and likewise applies to all buildings. The Declarants expressly reserve the sole right to amend or alter, in the deed, the minimum set back lines when necessary due to topography or specific hardships judged as such by the Declarants.
12. All construction work must be prosecuted with all due diligence and no incomplete structures shall be permitted to exist nor shall be maintained for a period longer than ninety (90) days after cessation of actual construction work thereon nor shall it be permissible to occupy a temporary structure and no garage residence, basement residence, or partially constructed house may be occupied prior to its completion.